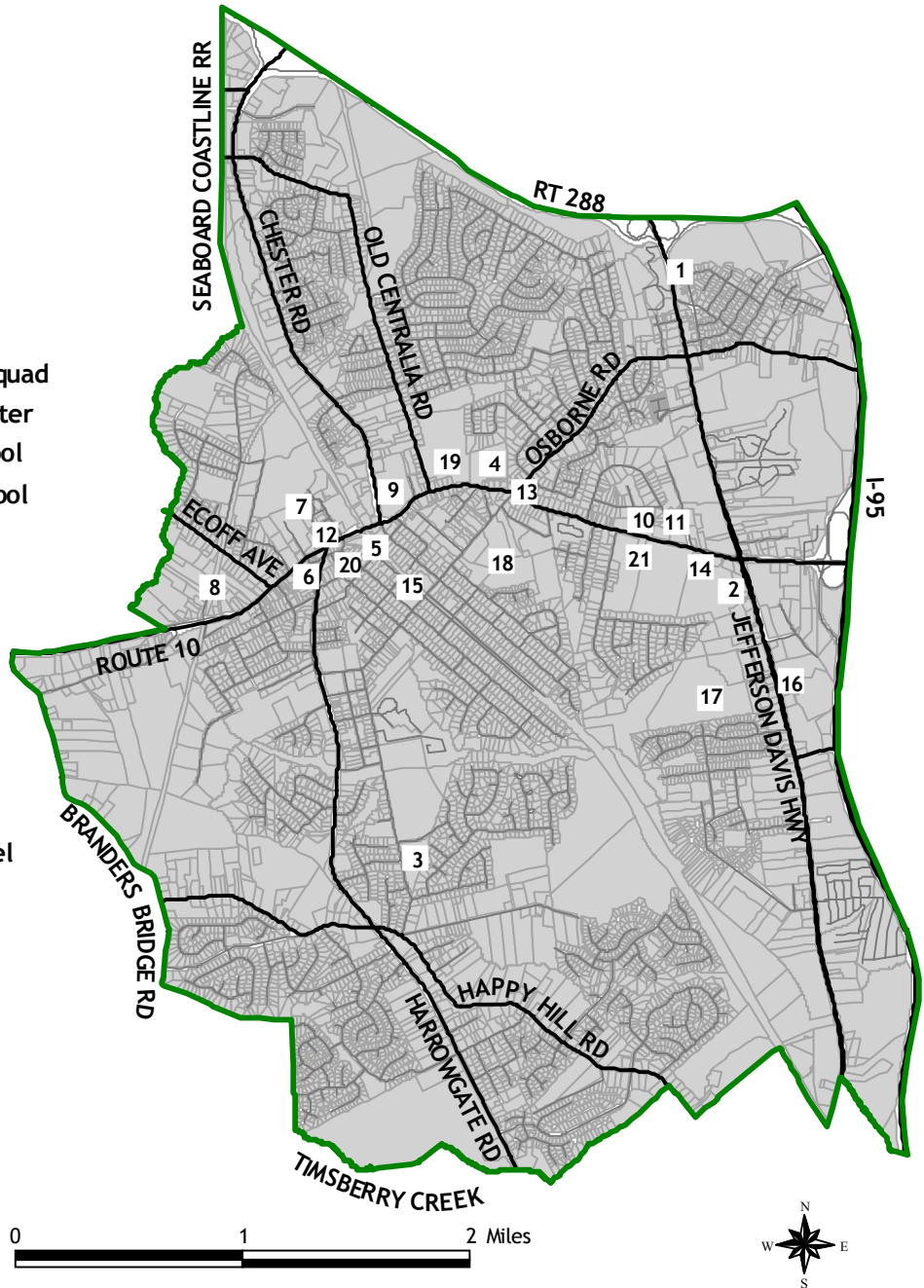


Chester

Chester Features

- 1 Bensley-Bermuda Rescue Squad
- 2 Breckenridge Shopping Center
- 3 C.C. Wells Elementary School
- 4 C.E. Curtis Elementary School
- 5 Chester Collegiate Institute
- 6 Chester Fire Station
- 7 Chester Library
- 8 Chester Linear Park
- 9 Chester Middle School
- 10 Chester Police Station
- 11 Chester Post Office
- 12 Chester Post Office Annex
- 13 Chester Presbyterian Chapel
- 14 Dutch Gap Fire Station
- 15 Historic Village of Chester
- 16 John Tyler Chester Campus
- 17 Lowes Soccer Complex
- 18 Oakden House
- 19 Thomas Dale High School
- 20 Tyler House
- 21 Yellow House



Chester Community Profile

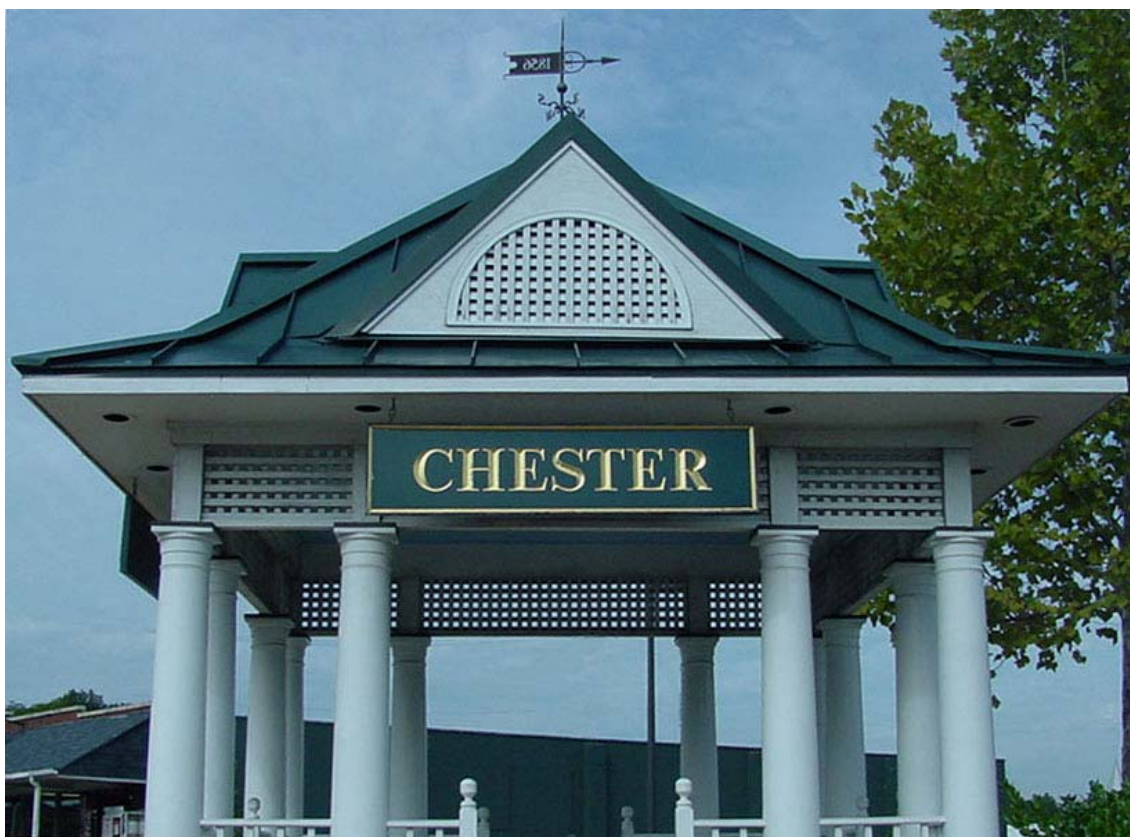
(All data is for 2002 unless noted otherwise)

Challenges

- Emergency medical calls for service per capita
- Fire calls for service per capita
- Group A crime incidents per capita
- Persons on probation per capita
- Police calls for service per capita
- Residential code enforcement complaints per capita

Community Characteristics

- High percentage of population enrolled in Chesterfield County Public Schools



Pavilion in Chester

Chester Community Summary

POPULATION	YEARS	MEASURE	CHESTER	COUNTYWIDE
Population	2003	Persons	20,100	278,000
Average Annual Growth	1990-2003	% Increase	2.5%	2.2%
Projected Annual Growth	2003-2010	% Increase	1.9%	2.0%

HOUSING	YEARS	MEASURE	CHESTER	COUNTYWIDE
Housing Density	2002	Units/Acre	.92	.38
Owner Occupied Houses	2002	% of All Units	91%	91%
Renter Occupied Houses	2002	% of All Units	9%	9%
Median Age of Houses	2002	Years	17	19
Median House Size	2002	Square Feet	1,812	1,796
Single-Family Housing Turnover	2002	% of All Units	8%	8%
Housing Maintenance and Reinvestment	2002	\$ / Unit	\$218	\$230
Residential Code Complaints	2002	Per Capita	.016	.012
Single-Family Housing Growth	2002	% Increase	3%	3%
Multifamily Housing Growth	2002	% Increase	3%	6%
Overall Housing Growth	2002	% Increase	3%	3%
Housing Development Potential	2002	New Units	2,715	36,824
Approved Tentative Subdivisions	2002	Lots	264	9,376
Overall Single-Family Housing Prices	2002	\$ Median	\$146,500	\$149,000
New Single-Family Housing Prices	2002	\$ Median	\$164,500	\$197,000
Resale Single-Family Housing Prices	2002	\$ Median	\$134,950	\$135,000
New vs. Resale Housing Sales Prices	2002	New/ Resale	122%	146%
Annual Assessment Trends	1997-2002	% Increase	4.9%	5.2%
Assessment Trend	2001-2002	% Increase	11.2%	11.9%

HOUSING MIX	CHESTER	CHESTER	COUNTYWIDE
Total Housing Units	7,671	n/a	n/a
Single-Family Units	5,833	76%	82%
Mobile Homes	919	12%	2%
Multifamily Housing Units*	919	12%	16%
<i>Apartment Units</i>	791	10%	12%
<i>Condominiums</i>	64	1%	1%
<i>Townhouses</i>	6	0%	2%
<i>Duplexes</i>	58	1%	1%

* The number of multifamily housing units is the total of apartment units, condominiums, townhouses and duplexes.

Chester Community Summary

PUBLIC SAFETY	YEARS	MEASURE	CHESTER	COUNTYWIDE
Police Calls For Service	2002	Per Capita	.584	.483
Group A Crime Incidents	2002	Per Capita	.078	.059
Violent Crime Incidents	2002	Per Capita	.015	.012
Property Crime Incidents	2002	Per Capita	.042	.028
Quality of Life Crime Incidents	2002	Per Capita	.019	.016
Persons on Probation	2002	Per Capita	.008	.006
EMS Calls For Service	2002	Per Capita	.080	.064
Fire Calls For Service	2002	Per Capita	.030	.027

PUBLIC SCHOOLS	YEARS	MEASURE	CHESTER	COUNTYWIDE
Public School Enrollment	2002	% of Population	21%	19%

BUSINESSES	YEARS	MEASURE	CHESTER	COUNTYWIDE
Business Licenses Issued	2002	Per Capita	.047	.051
Home-Based Businesses	2002	Per Capita	.032	.033

COMMUNITY LIFE	YEARS	MEASURE	CHESTER	COUNTYWIDE
Organizations	2002	Per Capita	.0020	.0017



Chester Library



Chester Presbyterian Church
Built 1878